

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 27, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No. 05023
Prairie Lake Estates 1st Addition

PROPOSAL: A final plat consisting of 1 lot.

LOCATION: Generally located north and west of the corner of S. 54th and Gage Road.

LAND AREA: 3.29 acre lot, more or less, in a total 146.82 acre Special Permit for a C.U.P.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan (as amended).

<u>RECOMMENDATION:</u>	Conditional Approval
-------------------------------	----------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "B", Prairie Lake Estates, located in the SW 1/4 of Section 33, T7N, R7E of the 6th P.M. in Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture with a 9 lot Community Unit Plan overlay.

EXISTING LAND USE: Farmland, pasture on Outlot B.

SURROUNDING LAND USE AND ZONING: Agriculture to the north and west. Acreage lots to the south and southeast. Nine lots in this CUP. Zoned AG on all side. Firth zoning to the east and Gage County zoning to the south.

HISTORY: Final Plat for Prairie Lake Estates approved in April 1997. The County Board approved a Special Permit for a Community Unit Plan and the Preliminary Plat for nine lots on October 1996. Changed from County AA Rural and Public Use to AG Agriculture in the 1979 Zoning Update.

UTILITIES: Private systems

TRAFFIC ANALYSIS: Firth Road is a paved Rural Major Collector, S. 54th is a gravel local county road and Gage is a gravel county road that does not go through to the east.

ANALYSIS:

1. This final plat is to convert Outlot B into a buildable lot. The Amendment to the CUP will move a unit to this lot.
2. The final plat conforms to the approved preliminary plat. The applicant has requested an administrative amendment to the CUP (AA #05025 to SP 142).
3. The County Engineer's letter of March 22, 2005 notes no objection.
4. Approval of the amendment to the CUP is required prior to final approval.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the approval block to reflect the approval of the Planning Commission and the County Clerk/Commission, not the Planning Director.
 - 1.1.2 Remove City of Lincoln from the Dedication and replace with Lancaster County.
 - 1.1.3 Replace Lincoln Electric System with Norris Public Power in the Dedication
 - 1.1.4 Revise the Lot # from "2" to Lot 1, Block 1.
 - 1.1.5 Remove "City of Lincoln: from the Surveyors Certificate.
 - 1.1.6 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 1.2.1 To submit to the County Engineer an erosion control plan.
 - 1.2.2 To protect the remaining trees on the site during construction and development.
 - 1.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.

1.2.4 To complete the private improvements shown on the preliminary plat.

1.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

1.2.6 To relinquish the right of direct vehicular access to S. 54th Street except for Prairie Lane.

1.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

1.3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
April 12, 2005

APPLICANT: E-S P., Inc.
601 Old Cheney Road, Suite A
Lincoln, NE 68512
421 - 2500

OWNER: Marvin & Cynthia Renner, husband and wife
5501 Prairie Lake Bay
Firth, NE 68358
(402) 791-5510

CONTACT: Lyle Loth
(402) 421-2500



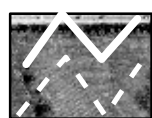
1999 aerial

County Final Plat #05023 **Prairie Lake Estates 1st Add** **S. 54th & Gage Rd.**

Zoning:

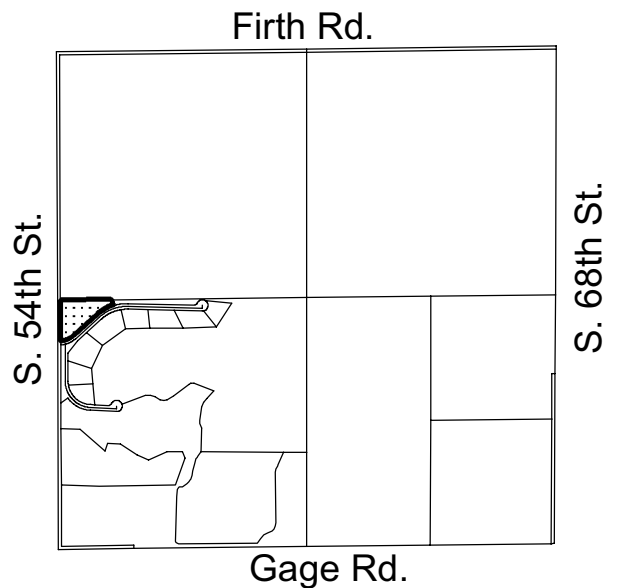
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 33 T7N R7E



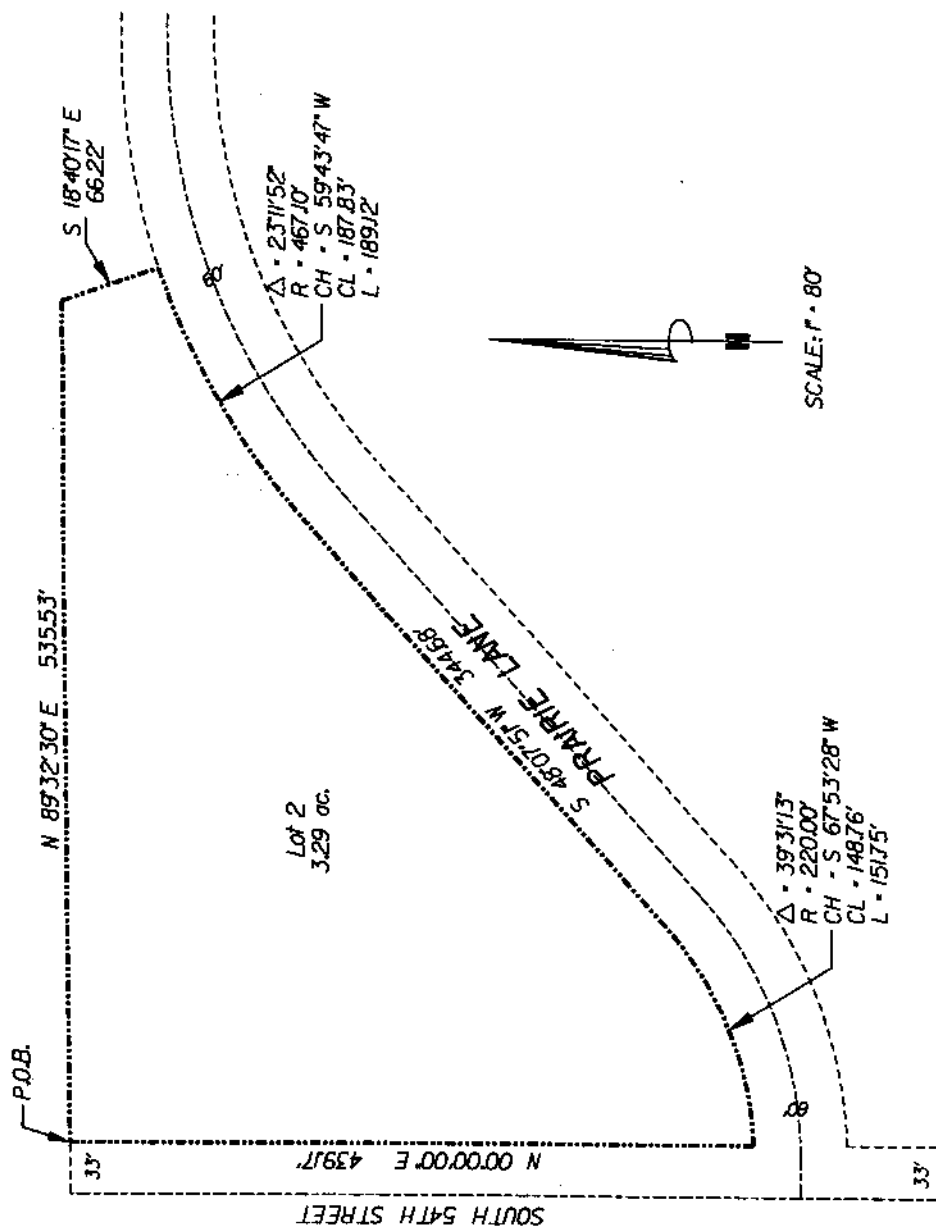
Zoning Jurisdiction Lines

City Limit Jurisdiction



**County Final Plat #05023
Prairie Lake Estates /
S. 54th & Gage Rd.**

BASED ON SPECIAL PERMIT
NO. 142



County Final Plat #05023
Prairie Lake Estates /
S. 54th & Gage Rd.

SW.1/4 SEC. 33 T.7N.R.7E.

N 89° 32' 30" E 2640.71'

Area of Application

SW.1/4

OUTLOT "B"
4.66 Acres

33' Dedicated for
Right-of-Way

SINGLE CELL
SEWAGE LAGOON
80' SQUARE (TYP.)

10' Utility Easement
(Typ.)

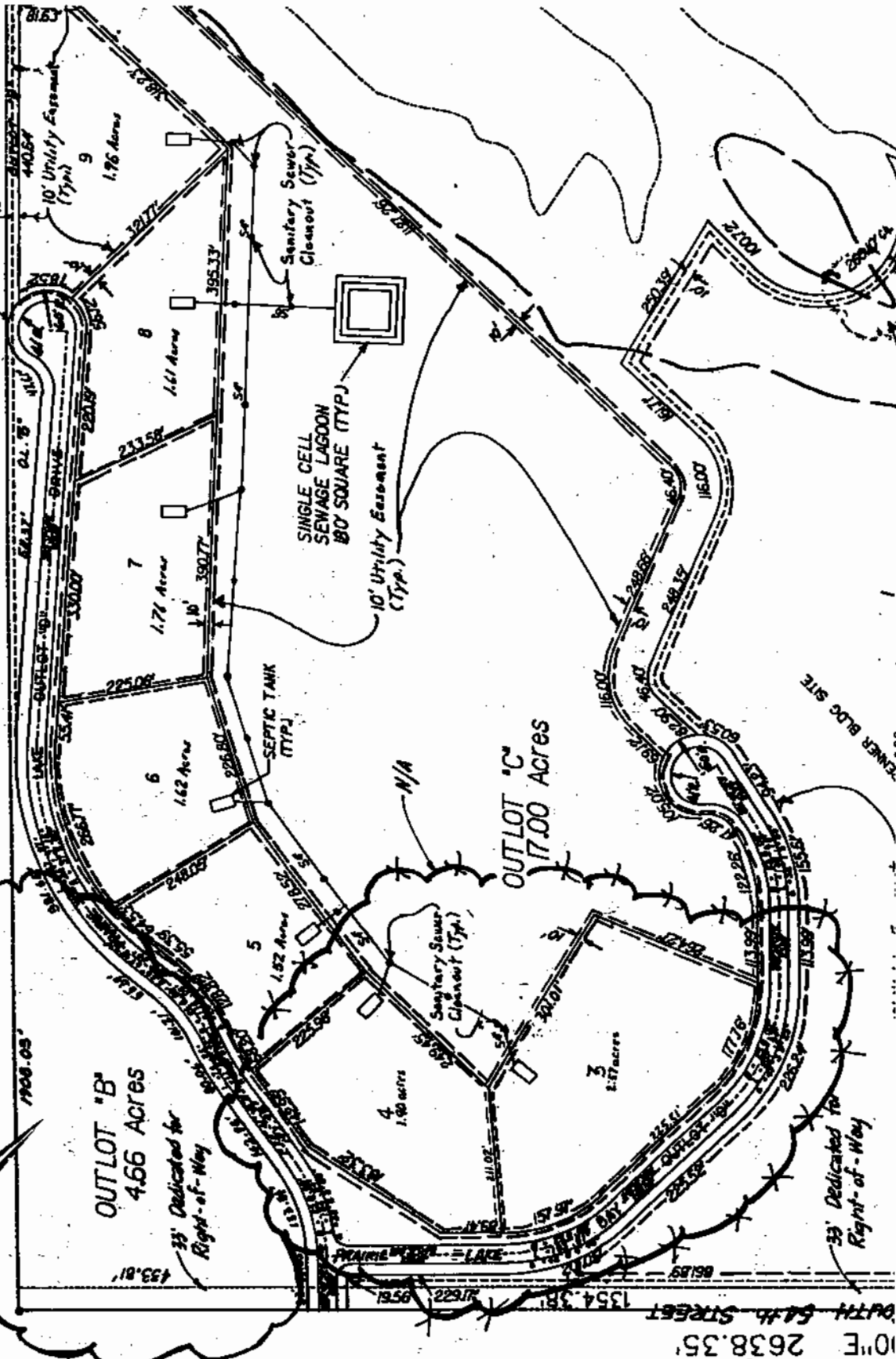
SEPTIC TANK
(TYP.)

N/A

OUTLOT "C"
17.00 Acres

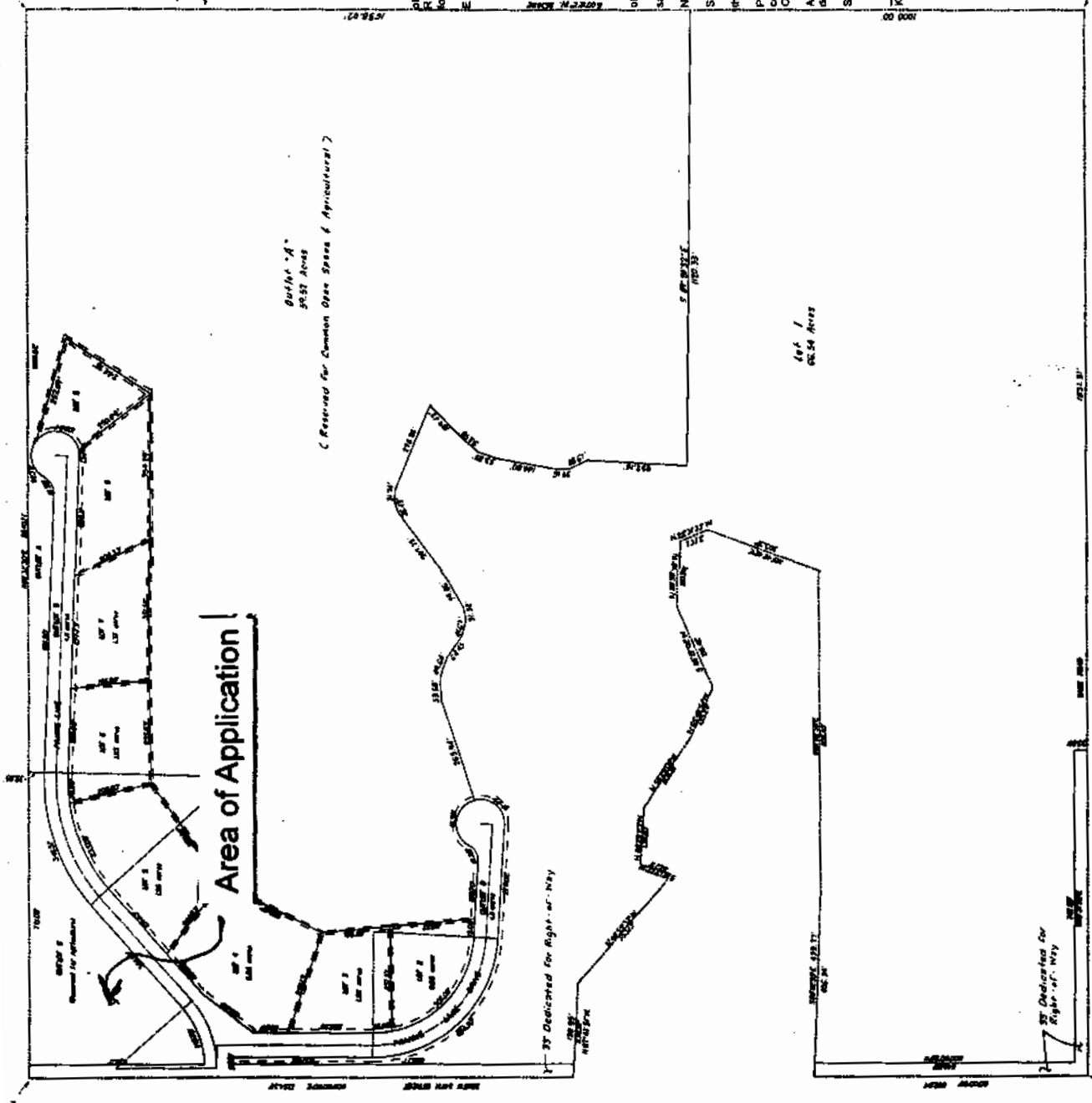
Sanitary Sewer
Cleanout (Typ.)

33' Dedicated for
Right-of-Way



442 Corner, Sec 14
33 1/2

442 Corner, Sec 14
33 1/2



Scale: 1"=200'

Butte "A"
90.52 Acres
(Reserved for Common Open Space & Agricultural)

Area of Application

33' Dedicated for Right-of-Way

33' Dedicated for Right-of-Way

P.O.B. SW Corner Section 14
33 1/2 T1N, 67E, 24R Pl.

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the "PRAIRIE LAKE ESTATES" a final plat of part of the S.W. 1/4 of Section 14, T1N, 67E, of the 6th P.M., Lancaster County, Nebraska, more particularly follows:

Beginning at the S.W. corner of said S.W. 1/4 and extending thence S. 88°12'55" E., 439.27 feet;

thence N. 89°26'50" E., 808.40 feet;

thence N. 10°48'42" E., 303.37 feet;

thence N. 22°31'33" W., 73.72 feet;

thence S. 85°50'48" W., 160.06 feet;

thence N. 65°49'54" W., 218.42 feet;

thence N. 30°20'08" W., 135.24 feet;

thence N. 69°28'27" W., 200.81 feet;

thence S. 18°15'27" W., 319.80 feet;

thence N. 48°53'27" W., 353.15 feet;

thence N. 87°41'31" W., 232.87 feet to a point on the West line of Section 13;

thence N. 0°00'00" E., along said West line, 1354.39 feet to said S.W. 1/4;

thence N. 89°22'30" E., along the North line of said S.W. 1/4, N.E. corner of said S.W. 1/4;

thence S. 0°12'15" W., along the East line of said S.W. 1/4, S.E. corner of said S.W. 1/4;


thence S. 89°31'56" W., along the South line of said S.W. 1/4, the point of beginning, containing 148.82 acres.

Permanent monuments have been placed at all lot corners, street in curvatures, and at all other points required by the City of Lincoln, Lincoln Ordinance, Title 28 of the Lincoln Municipal Code.

All dimensions are chord measurements unless shown otherwise, in decimals of a foot.

Signed this _____ day of _____, 1987

Kerry W. Simonds, L.S. 333

Scale: 
Sheet 4 of 4
Date: 2/27/97 North
Drawn by: M.D.

County Final Plat #05023
Prairie Lake Estates 1st Add
S. 54th & Gage Rd.

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County


Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

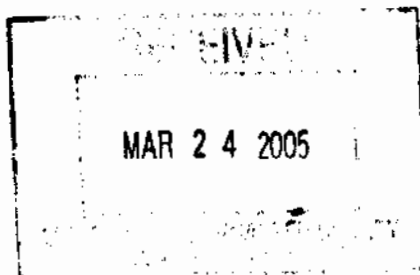
DATE: March 22, 2005

TO: Mike DeKalb
Planning Department

FROM: Larry V. Worrell 
County Surveyor

SUBJECT: PRAIRIE LAKE ESTATES
APPLICATION NO. AA05025 REVIEW

No objections, property owner of new lot should be advised to no planting anything within 60' of section line.

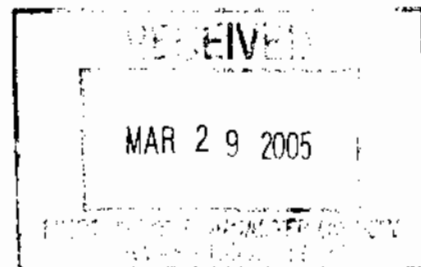


LVW/bml
Connie/Subdiv.wk/Prairie Lake/Final Plat Review Mem.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



March 28, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Prairie Lake Estates, 1st Addition

Dear Mike,

I have reviewed the subject plat and see no need for easements at this time.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Technician Area 2

- The Lincoln-Lancaster County Health Department has reviewed the final plat application with the following noted: